



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** April 14, 2021

**SUBJECT:** Request for Feedback  
Proposed Alteration of Designated Interior Features, Stiver House  
206 Main Street  
Unionville Heritage Conservation District

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**Property/Building Description:** 1storey, single detached, Regency Style dwelling constructed in 1829, with 2 storey recent addition to rear, and a detached four storey residential building under construction

**Use:** Vacant Retail Store

**Heritage Status:** Designated under Part IV of the Ontario Heritage Act and classified as a Group A building or buildings that define the heritage character of the district.

### **Application/Proposal**

- The owner of the property is seeking feedback from the committee regarding their desire to alter designated interior features of the historic house in order to accommodate a potential retail tenant of the historic Stiver House;
- The proposed alteration is to create large openings in the interior walls that would require the removal of sections of historic plaster walls and historic baseboards;

### **Background**

- The Stiver house is an architecturally and historically significant early building in the Unionville Heritage Conservation District individually designated under Part IV of the Ontario Heritage Act and one of only a few historic Markham buildings to have both exterior and interior attributes identified and protected by designation due to the age and quality of the interior features. Interior features identified in the designation By-law include the :

- Early pine moulded wood trim around door and window openings;
- Early pine moulded baseboards;
- Early pine fireplace mantel and brick fireplace in the south room;
- Early one panelled wainscoting in the south room;
- Early pine plank floors underlying modern floor coverings.

### **Staff Comment**

- Staff does not support the proposed new openings in the interior walls, as the intent of identifying these interior features was to preserve them, and the historic interior of the Stiver House, and protect them from insensitive alterations;
- Although staff does appreciate the need for historic buildings to be adapted to accommodate modern commercial uses, in the opinion of staff, the creation of new large openings is not absolutely crucial to the success of the Stiver House as a retail space;
- Even if features like baseboards could be carefully removed and stored should the interior walls ever be restored to their original forms, it is extremely difficult to regulate and ensure that these significant interior features are not lost or discarded by someone in the future unfamiliar with designation of these interior features.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham does not support the proposed removal of sections of interior plaster walls and historic baseboards of the historic Stiver House identified in the designation By-law to accommodate a potential retail occupant.

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## 206 Main Street Unionville



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Proposed openings in interior walls

